

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**UNDER THE** Resource Management Act 1991 ("**Act**")  
**IN THE MATTER OF** Stage 3 Proposed District Plan - Settlement Zone  
**BETWEEN** **CARDRONA VILLAGE LIMITED**  
Submitter 31019, and Further Submitter 31066  
**AND** **QUEENSTOWN LAKES DISTRICT COUNCIL**  
Planning Authority

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**EVIDENCE OF TIMOTHY ADAM GRACE IN SUPPORT OF  
THE SUBMISSION OF CARDRONA VILLAGE LIMITED**

**29 MAY 2020**

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**WELLINGTON**

## EXECUTIVE SUMMARY

- A. Cardrona Village Limited (“**CVL**”) has broadly requested the following in its submission on the Settlement Zone at Cardrona:
- (a) In respect of rezoning:
    - (i) The rezoning of “CVL land” subject to a land swap with the Crown (i.e. to be transferred to CVL) from Rural Zone to SETZ;
    - (ii) A consequential amendment of the ONL line to follow the newly included SETZ former river bed (i.e. so that land is no longer ONL) and exclude the roads within the SETZ;
    - (iii) The extension of the Commercial Precinct overlay along Soho Street on the land already proposed for zoning as SETZ (and also currently proposed as Visitor Accommodation Sub-zone);
  - (b) Until such time the Cardrona Village Character Guidelines are reviewed, they should continue to be a “other matter” considered under section 104 (c) of the RMA, rather than formally incorporated into the SETZ.
  - (c) Various revisions to the SETZ as applied to the CVL land, to better facilitate a more efficient use of the SETZ for residential and visitor accommodation activities.
- B. The new zoning and the new boundaries between the zones does need to reflect the land exchange that has been agreed between CVL and the Crown. The perceived constraint to the rezoning of this land to SETZ appears to be related to flood hazard risks and infrastructure provision. Mr Lee has shown that flood hazard risks can be appropriately managed or mitigated at the time of development of the former riverbed land for those activities provided for by the SETZ. The land can also be serviced at the time of development by the new wastewater treatment plant proposed for the Cardrona Valley and the existing Cardrona Community Water Supply, which is intended to service all of the current Rural Visitor zoned land at Cardrona that is to be zoned SETZ. The requested inclusion of the former riverbed land within the SETZ will therefore be generally consistent with the intent of the Rezoning Assessment Principles and should be rezoned as requested.
- C. In his evidence, Mr Brown has indicated that excluding the ONL from the former riverbed land would have no adverse effects on the values of the district-wide ONL that wraps around Cardrona or on the amenity values of the village itself. It would therefore be appropriate to exclude the ONL from the former riverbed land.
- D. A resource consent application for a mixed-use development of the CVL land at Cardrona that is currently being considered by the Council provides for a hub of hotels in behind the main commercial street to be created along Cardrona Valley Road that are centred around the intersection of Soho Street / Rivergold Way. The requested extension of the Commercial

Precinct along both sides of Soho Street will provide for recognition of the visitor accommodation hub that is intended to be created around this intersection.

- E. Mr Brown considers that the increasing importance of Cardrona Valley Road as a traffic conduit between Queenstown and Wanaka, together with the shift in the village's centre of gravity related to both residential expansion towards the river, and the natural 'draw card' that the river offers, will result in the need for two types of commercial / retail development: one which is oriented towards the passing trade using Cardrona Valley Road and another which is much more integrated with new visitor accommodation development offering a safe, attractive, 'mainstreet' experience. It is therefore considered the most appropriate approach for Cardrona is to extend the Commercial Precinct along both sides of Soho Street as requested by CVL.
- F. The Cardrona Village Character Guidelines ("**Guidelines**") were developed over several years and 'finalised' in January 2012. The content of the Guidelines is therefore now essentially 10 years old and does not reflect the natural and built (including the unimplemented resource consents that have not yet expired) character of the village that has evolved over the last 10 years. It is therefore considered that the Guidelines do need to be updated. Until such time the Guidelines are reviewed, they should continue to be a "other matter" considered under section 104 (c) of the RMA, rather than formally incorporated into the SETZ.
- G. The Cardrona specific changes requested by CVL will not result in a proliferation of such provisions in the SETZ and will not increase the complexity of the administration of the PDP. The changes requested are a continuation of the approach that is already taken in the SETZ to address settlement specific matters. It is considered that building on this method will provide for a more effective and efficient approach to the consenting of development at Cardrona.
- H. The SETZ now intends the Guidelines to be used as a key method to achieve the outcomes desired for the SETZ at Cardrona. The Guidelines were developed under the operative Rural Visitor Zone provisions. The requested Cardrona specific changes will not therefore affect the efficiency of the proposed provisions in achieving the wider objectives of the PDP, as they intend to retain the current provision for a greater intensity of development at Cardrona, which will provide for certainty as to how the outcomes in the Guideline are to be achieved.
- I. The key change being sought by CVL is increased residential density for the SETZ at Cardrona, similar to what can already be achieved under the operative Rural Visitor Zone provisions. The changes requested to the SETZ provisions by CVL provide a suite of specific provisions to support this outcome. These changes will provide for the continuation of this established planning approach within the framework of the SETZ.
- J. It appears from the section 32 evaluation that the somewhat significant change to the residential densities provided for at Cardrona is to ensure that properties can be appropriately serviced. This justification now seems to be redundant given the Council is proceeding with a new wastewater scheme for Cardona.

- K. The sustainable management purpose of the RMA will be more appropriately achieved at Cardrona if provision is made within the SETZ for a higher density of residential and visitor accommodation activities. This will ensure the limited land resource available within the village is used efficiently to support the major recreation and tourist attractions that are located within the wider Cardrona Valley area. The growth of the village will be able to be more readily be retained within its current zoned limits thereby continuing to protect the surrounding outstanding natural features and landscapes from inappropriate subdivision, use and development, consistent with the wider direction for the District
- L. A consolidated version of the changes requested to the Settlement Zone to provide for a higher intensity of development is attached to the evidence. It is considered that making provision for a more compact settlement form at Cardrona through the recommended changes is a more appropriate way to achieving the relevant strategic objectives and the associated policies of the PDP as:
- It will promote a more compact, well-designed and integrated form (Policy 3.2.2.1 (a));
  - It will more successfully build on the settlement pattern that has been managed for many years under the Rural Visitor Zone provisions (Policy 3.2.2.1 (b));
  - It will minimise the potential for sporadic and sprawling lifestyle development in the surrounding ONL (Policy 3.2.2.1 (e));
  - It will provide the opportunity for a mix of housing to be provided at Cardrona, including more affordable housing for tourist industry workers (Policy 3.2.2.1 (f));
  - It will minimise the potential for adverse effects on the landscape and visual amenity values and the natural character of surrounding ONL as it provides the opportunity for more residential housing to be located within the boundaries of the established settlement (Objective 3.2.5 and Policy 3.2.5.1);
  - It will provide greater opportunity for the visitor industry to maintain and enhance facilities at Cardrona to service the major surrounding recreation and tourist attractions (Objective 3.2.6 and Policy 3.3.1); and
  - It will provide greater opportunity to ensure that urban development is located within the existing urban zoned land at Cardrona (Policy 3.3.15).
- M. Overall, consistent with the strategic direction for the district, it is considered that allowing for more intensive use of the limited settlement land resource available within the proposed SETZ at Cardrona for more intensive activity will more appropriately provide for a managed approach to urban development within this settlement, which better utilises the land resource in an efficient manner, and preserves and enhances the surrounding natural amenity values.

## PROFESSIONAL DETAILS

### Qualifications and experience

1. My full name is Timothy Adam Grace.
2. I am employed as Technical Director – Planning at Lands and Survey Ltd.
3. I hold the qualification of Bachelor of Resource and Environmental Planning from Massey University. I am a full member of the New Zealand Planning Institute. I have some twenty-two years' experience in the fields of planning and resource management in New Zealand and the United Kingdom, working in both the private and public sector.
4. I have been involved in a variety of projects over the years involving private plan change requests, plan reviews and resource consent applications in respect to development and subdivision matters in rural and urban environments. These have included:
  - Preparation of submissions on various topics for the Proposed Auckland Unitary Plan and presentation of the evidence on the submissions at the hearings, including requests to expand the rural urban boundary, amend precincts and rezoning of land for countryside living and medium density housing purposes.
  - Management of the consenting of a Comprehensive Development Plan for the Hobsonville village centre and the development of the retail core of this new town centre on behalf of Progressive Enterprises Limited, including appearances at the Environment Court hearings, and the subsequent consenting of medium density housing development of the residual land zoned for residential purposes.
  - Preparation of a private plan change request on behalf of Progressive Enterprises Limited to rezone rural land on the edge of the Beachlands settlement from rural to a new business zoning to provide for retail and commercial development, including appearance at the Environment Court hearing.
  - Consenting of medium density housing projects for a range of Clients, including duplexes, terraces and low-rise apartments, utilising the combined land use and subdivision consent processes available under the Auckland Unitary Plan to achieve increased density of development.
  - Preparation of Assessment of Effects on the Environment to support resource consent applications for a variety of development projects in rural areas, including lifestyle subdivision, industrial activities, rural service activities, water takes for public water supplies and damming and diversion of water courses for irrigation purposes.
  - Processing of private plan change requests on behalf of the Hastings District Council for the rezoning of land from rural to rural residential including preparation of the further Section 32

assessments required to support recommendations on requests to the Hearings Committee.

- Processing of the Ocean Beach private plan change request on behalf of the Hastings District Council which sought the rezoning of a sensitive rural and coastal resource to allow for the development of a sustainable village of some 1000 new dwellings.
- Management of the plan change development process on behalf of the Hastings District Council for the new Irongate industrial area, which involved the rezoning of some 100 hectares of plains zone land (high quality soils) on the fringe of Hastings for industrial purposes.
- Preparation of a issues and options report on rural development and subdivision in the Whakatane district, including consideration of the latent subdivision potential of the rural areas, case studies of rural subdivisions for lifestyle purposes, identification of the key resource management issues, assessment of the high level actual and potential effects associated with rural subdivision and recommendations of statutory and non-statutory methods for the management of rural subdivision.

#### **Code of conduct**

5. Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it.
6. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

#### **BACKGROUND INVOLVEMENT**

7. I prepared the submission and further submission made by Cardrona Village Limited (“**CVL**”) in respect of this hearing topic, #31019, and Further Submitter #31066.
8. Prior to that, I have assisted CVL in respect of the preparation of the AEE to support the resource consent application for the proposed development of a significant part of the vacant Rural Visitor Zone at Cardrona for a mix of hotels, serviced apartments, serviced terraced units, residential dwellings, hostels and other centralised services and facilities accessory to the visitor accommodation activities. I have also prepared the response to the further information request in respect to this resource consent application.

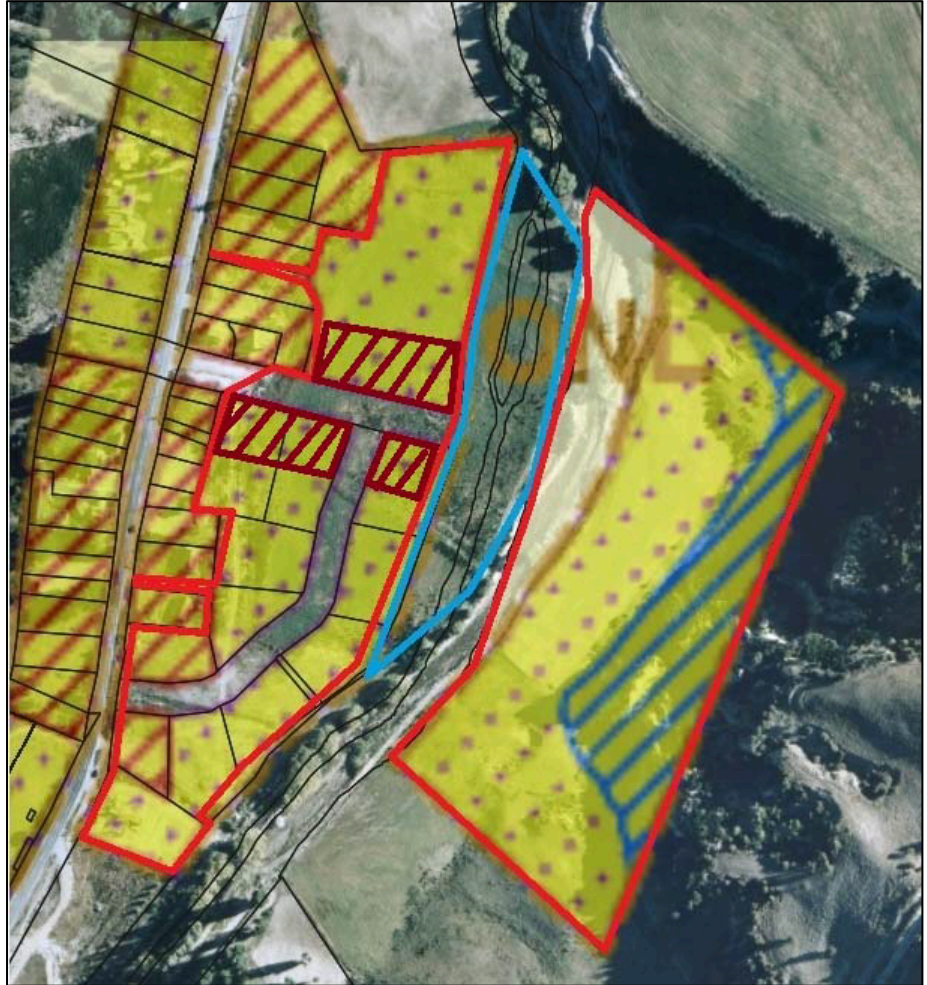
#### **SCOPE OF EVIDENCE**

9. My evidence addresses the following:
  - (a) In broad terms, confirms that CVL seeks, unless otherwise identified, the outcomes sought in its original submission and further submission (together “submissions”).

- (b) Reply to the section 42A report and evidence on behalf of QLDC relating to the CVL submissions, and in particular:
- (i) the s42A Report of Ms Bowbyes, Topic 10;
  - (ii) the s42A report of Ms Devlin, Group 2(a);
  - (iii) the evidence of Mr Barr (strategic overview for all of Stage 3);
  - (iv) the evidence of Mr Bond (geotechnical matters);
  - (v) the evidence of Mr Powell (infrastructure matters); and
10. I have also read the other evidence prepared in support of the submissions of CVL as follows:
- (i) the evidence of Mr Michael Lee; and
  - (ii) the evidence of Mr Stephen Brown.
11. As my area of expertise is not in relation to engineering, landscape and visual and urban design matters, I have relied on this other evidence in respect to these matters.
12. In simple terms, CVL seeks:
- (a) In respect of rezoning:
    - (i) The rezoning of “CVL land” subject to a land swap with the Crown (i.e. to be transferred to CVL) from Rural Zone to SETZ;
    - (ii) A consequential amendment of the ONL line to follow the newly included SETZ former riverbed land (i.e. so that land is no longer ONL) and exclude the roads within the SETZ;
    - (iii) The extension of the Commercial Precinct overlay along Soho Street on the land already proposed for zoning as SETZ (and also currently proposed as Visitor Accommodation Sub-zone);
  - (b) Until such time the Cardrona Village Character Guidelines are reviewed, they should continue to be a “other matter” considered under section 104 (c) of the RMA, rather than formally incorporated into the SETZ.
  - (c) Various revisions to the SETZ as applied to the CVL land, to better facilitate a more efficient use of the SETZ for residential and visitor accommodation activities in line with the development currently proposed on the CVL land comprising a mix of hotels, serviced apartments, serviced terraced units, residential dwellings, hostels and other centralised services and facilities accessory to the visitor accommodation activities.

### Rezoning requested

13. In respect of the rezoning, what is sought by CVL is summarised as follows:



[The light blue land to be rezoned to SETZ, and the maroon hatched land to have the Commercial Precinct overlay applied to it.]

14. Ms Devlin's opinion with reliance on other evidence in respect of the rezoning of the former riverbed to SETZ is as follows:
- (a) at [14.7] that the rezoning could yield seven residential lots, beyond the PDP enabled development capacity;
  - (b) at [14.9] that from a landscape perspective, rezoning this land to SETZ with a VASZ appears logical;
  - (c) at [14.10] that the rezoning to SETZ is opposed from a geotechnical/flood risk perspective;
  - (d) at [4.12] that the rezoning to SETZ is opposed due to a lack of sufficient information to demonstrate that the additional seven residential lots "can be serviced".
15. For the reasons given below, I support the rezoning of the former riverbed to SETZ.



16. The new zoning and the new boundaries between the zones do need to reflect the land exchange that has been agreed between CVL and the Crown. This land exchange is shown on the plan attached as **Appendix 2**. If these inconsistencies are not addressed through the District Plan Review process a private plan change process will be required, which is neither an efficient nor an effective way to achieve the purpose of the RMA.
17. As indicated by Ms Devlin at [14.8], the former riverbed land has capacity to absorb additional development. This is supported by the evidence of Mr Brown. Mr Brown considers that this land should be included in the SETZ and excluded from the ONL, as it 'makes sense' in relation to the location of the Cardrona River, its character, its future within the surrounding village and as a relatively minor adjunct to the ONL that is, in effect, wrapped around the village. Based on the evidence of Mr Brown, I consider that the inclusion of this land in the SETZ will not result in any adverse landscape and visual effects.
18. Mr Bond has at [6.14] concluded that the risk from liquefaction and historical mine tailings is likely to be low and not sufficient to reject the requested rezoning. Mr Bond does however at [6.18] consider that the land concerned is potentially at a medium to high risk of flooding and that in order to facilitate future development substantial flood mitigation works would be required, which would most likely impact on the existing river floodplain and river channel by necessarily narrowing and channelizing the river, possibly causing adverse effects on adjoining properties.
19. In his evidence, Mr Lee has detailed the level of flood hazard risks associated with the former riverbed land and considered the possible impacts on the river and other properties from flood mitigation works. Mr Lee has found at [31] that:
- there are flood mitigation options available at the time of the development of the "light blue area" to provide for flood-free, stable building platforms for those activities enabled by the SETZ, and that any required flood mitigation works will not:
- (a) Accelerate or worsen the natural hazard and/or its potential impacts.
  - (b) Expose vulnerable activities to intolerable natural hazard risk.
  - (c) Create an unacceptable risk to human life.
  - (d) Increase the natural hazard risk to other properties.
  - (e) Require additional works and costs that would be borne by the community.
20. I rely on Mr Lee's evidence in relation the flood hazard risks. On the basis of this evidence, I do consider the requested rezoning can give effect to the Partially Operative Otago Regional Policy Statement 2019, as at the time of resource consent there are measures available to manage the flood hazard risk to people, property and communities (Policy 4.1.5) and minimise the flood hazard risk to people, property and communities (Policy 4.1.6). I accept there is some tension in terms of Policy 4.1.7, which requires reduction of the flood hazard risk, however as indicated by Mr Lee, the land can be raised at the time of development to reduce the risk to people, property and communities.

21. I consider that Mr Lee has shown that flood hazard risks can be appropriately managed or mitigated at the time of development of the former riverbed land for those activities provided for by the SETZ.
22. The rezoning of the land to SETZ will not therefore be contrary to the overall intent of the strategic direction objective and policies and the natural hazard objectives and policies of the PDP. I am therefore of the view that the flood hazard risks should not restrict the requested rezoning of the land to SETZ.
23. I do not agree that there is a lack of information demonstrating that any future development on the former riverbed land can be serviced. This land can be serviced at the time of development by the new wastewater treatment plant proposed for the Cardrona Valley and the existing Cardrona Community Water Supply, which is intended to service all of the other current Rural Visitor zoned land at Cardrona that is to be zoned SETZ. I therefore do not consider that detailed servicing information is required to confirm the requested rezoning is appropriate. If there is sufficient infrastructure information to allow for the proposed SETZ over the operative Rural Visitor Zone, then it follows there is sufficient infrastructure information to extend the SETZ over land that is located between two areas of land that is proposed to be included in the SETZ.
24. Mr Barr at [8.7] has outlined the assessment rezoning principles (“**Rezoning Assessment Principles**”) that can be used to determine the most appropriate zoning for land. I have reviewed these principles and comment as follows:
  - (a) the change requested will be consistent with objectives and policies of the SETZ, especially given the land is effectively a ‘swap’ with land that is currently zoned Rural Visitor;
  - (b) the change requested is consistent with the strategic direction of the PDP, especially given the land is considered to have the capacity to absorb additional development;
  - (c) the change will give effect to the Partially Operative Otago Regional Policy Statement 2019 as outlined above;
  - (d) the change is consistent with zone boundaries and overlays for the SETZ at Cardrona;
  - (e) the change is required to regularise the land swap that has been agreed with the Crown, which effectively ‘swaps’ the land available for development under the operative Rural Visitor Zone from the eastern side of the Cardrona River, to the western side of the Cardrona River;
  - (f) the land can be serviced by the existing (community water supply and Soho Street) and proposed infrastructure (new wastewater treatment plant) at Cardrona;
  - (g) the flood hazard risks can be managed and mitigated at the time of development as indicated by Mr Lee; and
  - (h) the land is located between two areas proposed to be included in the SETZ.

25. In my opinion the requested inclusion of the land within the SETZ will generally be consistent with the intent of the Rezoning Assessment Principles.

**ONL line**

26. In respect of the change in the ONL line, Ms Devlin's opinion is:
- (a) at [14.16] in effect, that if the SETZ were to be applied to the former riverbed, then that land should be excluded from the ONL as:
- The inclusion of the ONL boundary line (or indeed RCL boundary line in other parts of the District) is to show that the notified Settlement Zone is excluded from the surrounding ONL / RCL. The Settlement Zone is an urban zone, with its higher order support provided by Chapter 4, Urban Development, of the PDP.  
...
- (b) at [14.18] that the ONL line should be moved to exclude the roads within the SETZ boundaries.
27. In his evidence, Mr Brown has indicated that excluding the ONL from the former riverbed land would have no adverse effects on the values of the district-wide ONL that wraps around Cardrona or on the amenity values of the village itself. I rely on Mr Brown's expertise in respect to these matters.
28. As I consider the former riverbed should be SETZ, if this relief is provided, then based on the evidence of Mr Brown, I also consider the ONL should be excluded from this land.
29. The CVL submission was made on the basis that there was some confusion as to whether the current Rural Visitor Zone land to be zoned SETZ was intended to be included within the ONL overlay. Ms Devlin has confirmed this is not the intention, and the Cardrona village is excluded from the ONL, consistent with other such settlements in the district.

**Extension of Commercial Precinct**

30. In respect of the extension of the Commercial Precinct overlay alongside Soho Street, Ms Develin recommends rejection of this relief, on the basis that:
- (c) at [14.4], there is already enough Commercial Precinct overall at Cardrona, and the VASZ overlay would still allow sufficient ancillary and small scale commercial activities alongside Soho Street; and
- (d) at [14.16], extending the Commercial Precinct along Soho Street would be inconsistent with the Cardrona Village Character Guideline.
31. For the reasons given below I support the extension of the Commercial Precinct along Soho Street to the Cardrona River as requested by CVL.
32. As outlined in the submission CVL is seeking resource consent under the operative Rural Visitor Zone provisions for the comprehensive development of a large part of the SETZ at Cardrona for a mix of hotels,

serviced apartments, residential apartments, serviced terraced units, residential terraced units, residential dwellings, hostels and other centralised services and facilities accessory to the visitor accommodation activities, including food and beverage spaces, gym space and shared function spaces.

33. The operative Rural Visitor Zone provisions provide for the form, bulk and location of the buildings proposed under this resource consent and for the mix of activities proposed under this resource consent as a Controlled Activity. Minor aspects of the proposal trigger technical non-compliance with earthwork standards and transport standards as Restricted Discretionary Activities (with jurisdiction strictly limited to the matters reserved for discretion). CVL replied to the further information request for this application on 15<sup>th</sup> May 2020. It is therefore likely that this resource consent could be approved prior to the decisions being made on the submissions to the SETZ. In my view, it would not be appropriate to simply ignore the past provision that has been made for more intensive development within the proposed SETZ at Cardrona through the operative Rural Visitor Zone provisions, especially given the consenting of development that has occurred and is currently occurring at Cardrona. This has set in place the environment that is anticipated and likely to exist at this locality in the future. This environment needs to be reflected in the SETZ provisions at Cardrona.
34. The comprehensive development of the CVL land for the mix of activities outlined above will provide for more appropriate and integrated development outcomes to be achieved on the urban zoned land at Cardrona that can more efficiently and effectively provide for the maintenance and enhancement of the amenity, character and heritage values associated with the existing village and the protection of the biodiversity values and the outstanding natural landscapes within the surrounding rural area.
35. The proposal provides for a hub of hotels in behind the main commercial street to be created along Cardrona Valley Road that are centred around the intersection of Soho Street / Rivergold Way. This is the most appropriate location for the higher hotel buildings with the other visitor accommodation buildings and residential buildings that are intended for the area reducing in height as they move out towards the zone boundaries.
36. The hotel buildings will contain centralised services and facilities accessory to the proposed hotel activities (such as cafes, restaurants and shared function spaces) that front to Soho Street and the corner of Soho Street and Rivergold Way. This will provide for the creation of an active and pedestrian focused street environment from the Cardrona Valley Road / Soho Street intersection to the Cardrona River. It is therefore logical, in order to encourage such a desirable outcome, to extend the Commercial Precinct along both sides of Soho Street to the Cardrona River to accommodate these likely future activities.
37. The extension of the Commercial Precinct along both sides of Soho Street from Cardrona Valley Road will also provide for recognition of the visitor accommodation hub or the visitor accommodation heart of Cardrona that is to be created around the intersection of Soho Street and Rivergold Way in the future.

38. Mr Brown has considered from an urban form perspective the requested extension of the Commercial Precinct along both sides of Soho Street. Mr Brown recognises that it is appropriate to make the most of, and to a certain degree, expand on the current commercial activities and heritage values focused on the historic Cardrona Hotel. However, Mr Brown also considers that the increasing importance of Cardrona Valley Road as a traffic conduit between Queenstown and Wanaka, together with the shift in the village's centre of gravity related to both residential expansion towards the river, and the natural 'draw card' that the river offers, will result in the need for two types of commercial / retail development: one which is oriented towards the passing trade using Cardrona Valley Road and another which is much more integrated with new visitor accommodation development offering a safe, attractive, 'mainstreet' experience.
39. Mr Brown is of the view that Cardrona Valley Road is incapable of catering to both expectations, whereas Soho Street can offer a high level of amenity, including that derived from connection with the nearby River and a safe, pedestrian focused environment, that is integrated with the internal facilities of new hotels and apartment buildings. I agree with Mr Brown. I therefore consider based on the evidence of Mr Brown that the most appropriate approach for Cardrona is to extend the Commercial Precinct along both sides of Soho Street from Cardrona Valley Road as requested by CVL.

#### **Cardrona Village Character Guidelines 2012**

40. In respect of the Cardrona Village Character Guidelines 2012 ("**Guidelines**"), CVL seek that the Guidelines are not incorporated by reference in the SETZ, and seek that the SETZ Zone Purpose is amended to state that the Guidelines will be reviewed and incorporated in the SETZ through a future plan change. Ms Develin recommends rejection of this relief, on the basis that:
- (a) at [12.18], incorporation of the Guidelines by reference in the SETZ provisions will assist with achieving these outcomes desired in the SETZ at Cardrona.
41. I disagree for the reasons set out below.
42. The Cardrona Village Character Guidelines were developed over several years and 'finalised' in January 2012. The content of the Guidelines is therefore now essentially 10 years old and does not reflect the natural and built (including the unimplemented resource consents that have not yet expired) character of the village that has evolved over the last 10 years. The Guideline also does not reflect the current and evolving urban design, architecture and landscape expertise that has seen updates in the approach to development proposals for locations such as at Cardrona.
43. As the Guideline was developed under the Rural Visitor Zone provisions there is potential for confusion because of possible inconsistencies with the SETZ provisions. In his evidence, Mr Brown has indicated where this inconsistency can arise, where he identifies that the Guidelines anticipate significant intensity within the future village of Cardrona, married with clear definition of road corridors and laneways, to create a sense of urbanity – albeit at the village scale. The SETZ provisions however seek to provide for "*spatially well-defined areas of low-intensity density residential living*".<sup>1</sup>

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<sup>1</sup> Chapter 20 Settlement Zone – 20.1 – Purpose of the Proposed Queenstown Lakes District Plan.

44. In terms of the Commercial Precinct, Mr Brown has identified a clear inconsistency, with the SETZ provisions requiring a 3 setback from roads, while at Section 2.2 the Guidelines encourages buildings to be built up to the street boundary.
45. It is therefore my view that the Guidelines should be updated once the SETZ provisions have been resolved, to ensure they are consistent with these provisions. Until this has occurred I consider there may be potential for the efficiency of resource consent processes for future development at Cardrona under the SETZ to be compromised.
46. However, I do agree that the Guidelines can assist with achieving the wider amenity and character outcomes desired at Cardrona through resource consent processes. In my view, given my support below for more intensive residential and visitor accommodation activities being allowed within the SETZ at Cardrona, until such time the Guidelines are reviewed, they should continue to be a “other matter” considered under section 104 (c) of the RMA, rather than formally incorporated into the SETZ.

### **The SETZ provisions**

47. At [12.10], Ms Bowbyes appears resistant, in general, to any “site-specific” Plan provisions, but generally considers that a “consent pathway” exists under the SETZ for what CVL might wish to achieve. She states at [12.11]:

In my view the CVL site is not sufficiently unique to warrant a suite of site-specific provisions and the SETZ will provide a consenting pathway for the development described in the submission

48. I disagree for the reasons set out below.
49. In general, the changes requested to the SETZ are consistent with the approach that is already taken for this zone. The SETZ is proposed to be applied to the settlements of Makarora, Luggate, Glenorchy, Kinloch, Kingston and now Cardrona. These settlements all have their own unique character, features and amenity based on their location within the district. This is recognised under 20.1 Purpose which states:

... however over time they have diversified to comprise a range of uses and activities that increasingly provide for the day-to-day needs of both residents and visitors. Settlements can provide opportunities for unique visitor experiences due to their location within distinctive landscape settings, and their relative isolation from the District’s major urban centres.

50. The SETZ already provides for the specific recognition of the unique character, features and amenity of some the individual settlements by providing for policies, rules and standards that only relate to a specific settlement.<sup>2</sup> It is noted that this method is used more for Cardrona than the other settlements, which I consider indicates a desire to more appropriately provide for the unique character, features and amenity of this settlement through the SETZ provisions. In particular, a whole paragraph is attributed to the Cardrona settlement in 20.1 Purpose as follows:

Within the Cardrona Settlement the Commercial Precinct applies to land located around the focal point of the Cardrona Hotel and Cardrona Valley Road. Throughout the balance of the Settlement Zone at Cardrona, the Visitor Accommodation Sub-zone enables the further establishment of visitor

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<sup>2</sup> Refer to paragraph 3 and 4 of 20.1; Policy 20.2.2.4; Rule 20.4.6; Standard 20.5.1; Standard 20.5.2; Standard 20.5.5; Standard 20.5.7 and Standard 20.5.9 of the SETZ.

accommodation activities. The Cardrona Village Character Guideline 2012 applies to all development within the Zone at Cardrona. The guideline identifies the key characteristics that make Cardrona distinctive, and provides guidance on how these characteristics can be incorporated into the design of development.

51. I note there are references to key characteristics that make Cardrona distinctive and the need to incorporate these characteristics in the design of future development within the settlement. I do not consider the use of the general provisions as recommended by Ms Bowbyes will achieve the specific outcomes that are desired by the SETZ for Cardrona.
52. In my view the Cardrona specific changes requested by CVL will not result in a proliferation of such provisions in the SETZ and will not increase the complexity of the administration of the Plan. The changes requested are a continuation of the approach that is already taken in the SETZ to address settlement specific matters. I consider that building on this method will provide for a more effective and efficient approach to the consenting of future development at Cardrona, especially given the planning regime that has existed for many years under the operative Rural Visitor Zone.
53. The requested changes will provide for the continuation of this established planning approach within the framework of the SETZ. This approach is supported through the Guidelines as this document was formulated based on the operative Rural Visitor Zone provisions. The SETZ now intends the Guideline to be used as a key method to achieve the outcomes desired for the SETZ at Cardrona. The requested changes will not therefore affect the efficiency of the proposed provisions in achieving the wider objectives of the PDP, as they provide for certainty as to how the outcomes in the Guideline are to be achieved.
54. At [12.12], Ms Bowbyes appears to indicate that Cardrona as a settlement (given that CVL owns or has control of some 65% of the land within the SETZ at Cardrona) is not sufficiently unique to warrant a suite of settlement specific<sup>3</sup> provisions. This in my view is in direct contrast to the approach that has been adopted for Cardrona. The SETZ specifically singles out the need for the Guideline to apply to all development within this settlement, to enable the key characteristics that make Cardrona distinctive to be appropriately managed. In my view, this approach has already identified the Cardrona settlement as being unique. It is therefore appropriate to provide for additional settlement specific provisions to guide the consenting of future development at Cardrona.
55. At [12.11] Ms Bowbyes has correctly identified the key change being sought by the submitter is increased residential density for the SETZ at Cardrona, similar to what can already be achieved under the operative Rural Visitor Zone provisions. The changes requested to the SETZ provisions by the CVL provide a suite of specific provisions to support this outcome.
56. I do not agree with Ms Bowbyes that the proposed SETZ provisions provide for a certain consenting pathway for such development. Standard 20.5.1 provides for any residential development with a density of more than one unit per 800m<sup>2</sup> as a Discretionary Activity. This is a significant deviation from the more intensive provision made for residential activities in the operative Rural Visitor Zone. In my view, this activity status would arguably

<sup>3</sup> I note that at [12.12] Ms Bowbyes refers to "site specific" provisions. To be clear the changes requested by the submitter relate to the entire SETZ at Cardrona, not just the submitters site.

make the consenting of the comprehensive development (that is primarily a Controlled Activity) that is currently proposed at Cardrona more difficult.

57. In my view, at the very least, to provide for a certain consenting pathway for more intensive residential development at Cardrona consistent with the current provision made for such activities under the Rural Visitor Zone, any non-compliance with Standard 20.5.1 should be a Restricted Discretionary Activity. This is already required via the need under Rules 20.4.6 and 20.4.7 for buildings within the Precinct and the Sub-zone to be considered as Restricted Discretionary Activities.
58. The section 32 evaluation<sup>4</sup> appears to justify the significant change to residential densities that are now proposed at Cardrona as follows:
- The density of 800m<sup>2</sup> per residential unit is sufficient land area to enable on-site servicing where required and maintaining discretion over the servicing of commercial and visitor accommodation activities will ensure effects from stormwater runoff, waste generation, and water treatment are minimised.
59. This justification now seems redundant given the Council has now entered into an agreement with the investors of Mount Cardrona Station to participate in the design and build of a significantly improved wastewater treatment plant and associated infrastructure for the Cardrona Valley. It is understood that the intention is to have the new wastewater treatment plant constructed by June 2021 (before the existing resource consent expires) and commissioned and tested through the Winter of 2021. The Council is to complete a separate project to construct a pipeline and pump station to connect the existing Cardrona village to the new wastewater treatment plant. As such, there is no longer a need for large lot sizes (800m<sup>2</sup>) or low intensity residential activity within the Cardrona SETZ to address the wastewater servicing constraints.
60. It is also relevant to note that more intensive development within the SETZ at Cardrona is not constrained by water supply infrastructure. CVL is the owner (through another company being Cardrona Water Supply Ltd) of the Cardrona reticulated community water supply and therefore can ensure any future development is appropriately serviced with potable water and water for firefighting purposes.
61. I also note that in terms of the existing environment there is an approved resource consent<sup>5</sup> relating to the land on the eastern side of the Cardrona River (Section 47 BLK I Cardrona SD) that is included within the SETZ to undertake earthworks, construct a lodge for visitor accommodation purposes, construct 48 units for visitor accommodation and residential use, construct a managers residence and establish landscaping, car parking and access to service the proposed activities. The lapse date of this resource consent was recently extended until 6<sup>th</sup> May 2025<sup>6</sup>. This resource consent provides for a residential density of some 1 dwelling per 280m<sup>2</sup>. A higher density residential environment has therefore already been set in place at Cardrona through this resource consent.
62. I consider the more intensive use of the limited land resource available within the proposed SETZ for higher density residential activity will result in economic and social benefits to the local and wider economy and will

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<sup>4</sup> *Queenstown lakes Proposed District Plan – Section 32 Evaluation – Stage 3 Components – For Rural Visitor Special Zone*, pp37 – 39 and 53 – 55.

<sup>5</sup> Resource consent RM061204.

<sup>6</sup> RM reference ET061204.



provide for additional support to the local tourist attractions specifically and the wider tourist industry generally. The provision made for the more intensive use of the limited urban land resource will also provide for more appropriate protection of the significant biodiversity values and the outstanding natural landscapes within the wider Cardrona valley, as it will reduce the pressure for lifestyle residential and / or visitor accommodation activities to establish outside of the village within the surrounding Rural Zone.

63. In my view the sustainable management purpose of the RMA will be more appropriately achieved at Cardrona if provision is made within the SETZ for a higher density of residential and visitor accommodation activities. This will ensure the limited land resource available within the village is used efficiently to support the major recreation and tourist attractions that are located within the wider Cardrona Valley area. The growth of the village will be able to be more readily be retained within its current zoned limits thereby continuing to protect the surrounding outstanding natural features and landscapes from inappropriate subdivision, use and development, consistent with the wider direction for the District.<sup>7</sup>
64. I have therefore recommended that the following objective and policies been included within the SETZ to ensure that this more appropriate outcome can be achieved at Cardrona:

**20.2.4 Objective – Comprehensive master planned mixed use development is enabled within the Settlement Zone at Cardrona to provide for local and visitor convivence and to support the local economy and tourist attractions, in a way that will maintain the character and amenity of the existing village, and protect the Outstanding Natural Landscape within the wider Cardrona valley from inappropriate development.**

**Policy 20.2.4.1 Provide for a mix of retail, commercial, commercial recreation, community, visitor accommodation and above ground floor level residential activities within the Commercial Precinct of the Cardrona Settlement Zone at a scale and intensity that is commiserate with the character and heritage values within the settlement and the natural and visual values within the surrounding rural landscape.**

**Policy 20.2.4.2 Provide for a mix of visitor accommodation and low to medium density residential (such as duplex and terrace housing and small-scale apartments) activities within the Visitor Accommodation Sub-zone of the Cardrona Settlement Zone at a scale and intensity that is commiserate with the character and heritage values within the settlement and the natural and visual values within the surrounding rural landscape.**

65. I also consider that provision should be made for above ground floor residential activities in the Commercial Precinct. This will provide the opportunity for people to have a home and income at Cardrona or people to provide for worker accommodation at Cardrona. The relative isolation of Cardrona means it will be necessary for the owners of some commercial operations to live at Cardrona or for owners to accommodate their staff at Cardrona. The provision for residential units to be provided above commercial premises is a more appropriate way to achieve the sustainable management purpose of the RMA, than requiring owners and / or staff of commercial premises at Cardrona to live on another site or to travel from Queenstown or Wanaka.

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<sup>7</sup> Chapter 6 of the PDP.

### Further specific changes requested

66. I consider the changes I have detailed in **Appendix 1** should be made to the SETZ to provide for the more intensive development of this zone for residential and visitor accommodation purposes consistent with the current provision made for such development under the operative Rural Visitor Zone. I have commented further on the requested changes below.
67. I have recommended that the activities the Commercial Precinct and the Visitor Accommodation Sub-zone is intending to accommodate (including the addition of visitor accommodation activities and above ground floor level residential activities in the Precinct and residential activities in the Sub-zone) should be provided for as Permitted Activities (rather than Controlled or Restricted Discretionary Activities) in Table 20.4 – Activities to ensure that certainty is provided to landowners as to the activities that are desired within the Precinct and / or the Sub-zone. The control of character and amenity outcomes can still be achieved through the provision of Restricted Discretionary Activity status for buildings within the Precinct and / or the Sub-zone. I have recommended changes to Table 20.4 to ensure discretion is retained for all the matters that are set out in proposed Rules 20.4.5, 20.4.6 and 20.4.7. Overall, in my view, the activity component of proposals should be permitted, while the built component of proposals should be restricted discretionary.
68. I have included a reference to residential activities in respect to the Commercial Precinct and the Visitor Accommodation Sub-zone as it is not certain from the SETZ provisions as to whether Rule 20.4.1 does intend to provide for residential units within the Precinct and Sub-zone as Permitted Activities. It is expected that this is the case given the overriding Settlement zoning of the land.
69. I have recommended an exclusion to Standard 20.5.1 in respect to residential density to ensure the one residential unit per 800m<sup>2</sup> density requirement does not apply residential activities at Cardrona. This will provide for the greater density of residential and visitor accommodation activities desired by CVL. However, in my view, there should still be an 800m<sup>2</sup> minimum lot size for subdivisions at Cardrona where the subdivision is a vacant lot subdivision. This will retain the overall intention of the SETZ.
70. The exemption I am recommending to the residential density standard would only apply to a residential development that is progressed as a Restricted Discretionary Activity through the requirement in the rules to obtain a resource consent for the building component of the activity. This will ensure that a design lead outcome is achieved for more intensive residential and or visitor accommodation development at Cardrona. The Restricted Discretionary Activity status will provide the opportunity to decline any applications that are not consistent with Guidelines or which are of a density that may result in adverse effects on the surrounding environment.
71. I have recommended sequential changes to Table 27.7 – Activities in 27 – Subdivision and Development to provide for subdivision around existing buildings and development and / or subdivision in accordance with an approved land use consent within the Cardrona Settlement Zone as a Controlled Activity to provide a mechanism to create titles for approved residential and / or visitor accommodation developments.

72. The density and intensity of future residential development within the SETZ at Cardrona will therefore be managed through the land use consent process. The subdivision consent process is effectively a mechanism to provide for the separate legal ownership of the consented commercial units, visitor accommodation units or residential units. The likely nature of future development means the subsequent subdivision is likely to be a unit title subdivision, although single, duplex or terraced dwellings may be provided on fee simple titles.
73. I understand that CVL maintains its request for building coverage within the Visitor Accommodation Sub-zone at Cardrona to be 80% (standard 20.5.5). Should there be any zone-wide increase in the coverage standard, CVL would also take the benefit of that. However, at this stage, and in absence of specific urban design evidence to support an increase of building coverage from 50% to 80% in the Sub-zone, I accept that it is difficult to sustain a request for the desired increase.
74. I also understand that CVL maintains its request to increase the permitted length for any above ground level building façade from 16 metres to 20 metres (standard 20.5.8). Should there be any zone-wide increase in the building length standard, CVL would also take the benefit of that. However, at this stage, and in absence of specific urban design evidence to support an increase of permitted building length, I accept that it is difficult to sustain a request for the desired increase.
75. Mr Brown has stated in his evidence that he can see no sound rationale for differentiating between visitor accommodation and other commercial activities in relation to building set-backs within the Commercial Precinct. Mr Brown considers that such frontages should be as cohesive and as integrated as possible, while also accommodating architectural modulation and variation. I agree with Mr Brown.
76. I have therefore recommended changes to Standard 20.5.7 to allow buildings to be built up to the road boundary in the Commercial Precinct. An allowance for commercial and visitor accommodation buildings to be built up to the street frontage will ensure that a pedestrian focused and active street environment can be achieved within the Commercial Precinct. This will ensure that the desired pedestrian focused environment can be achieved within the village. I do however accept that the 3-metre minimum set back requirement should still apply to buildings in the Visitor Accommodation Sub-zone consistent with the Guidelines. In my view, any potential for adverse amenity and character effects can be addressed through the Restricted Discretionary consent process for buildings.
77. I have recommended an amendment to Standard 20.5.9 to allow some flexibility for the pitch of gable roof forms at Cardrona. In my view, there should not be a standard that specifies a minimum pitch for gable roofs. A general encouragement of gable roof forms is considered appropriate. However, a specific pitch requirement will unreasonably restrict innovative development that may still be able to achieve the amenity outcomes desired by the gable design direction for primary roof forms on buildings. The statutory focus on a required pitch also creates a situation where other alternative innovative approaches are immediately deemed to result in an adverse effect (because they are not entirely consistent with the direction) where this may not necessarily be the case where high-quality design approaches are still undertaken.

78. The SETZ provisions should provide the opportunity for other design outcomes to be considered without any possible pre-determination as to adverse amenity effects where an alternative option may be acceptable in the context of the developing settlement of Cardrona (e.g. commercial buildings in the Commercial Precinct with flat roofs similar to the Historic Cardrona hotel). Any potential for adverse amenity and character effects can be addressed through the Restricted Discretionary consent process for buildings.
79. CVL has requested that recession planes do not apply to sites within the Commercial Precinct at Cardrona. It is now my view that recession planes should apply to the boundaries external to the Commercial Precinct. This will allow for any potential for adverse effects to be considered through the Restricted Discretionary consent process for buildings where a recession plane is infringed.
80. I have recommended amendments to Rule 20.6.2 in respect to non-notification of applications. It appears that the rule intends to ensure that any Controlled or Restricted Discretionary Activities are non-notified applications. However, the rule is uncertain, and it appears that residential units in the Precinct and Sub-zone and visitor accommodation in the Precinct could be excluded from the provision for non-notification. In my view this provision should apply to all buildings and activities as the effects will be the same or similar.
81. I consider making provision for a more compact settlement form at Cardrona through the recommended changes is a more appropriate way to achieving the relevant strategic objectives and the associated policies of the PDP as:
- (a) It will promote a more compact, well-designed and integrated form (Policy 3.2.2.1 (a));
  - (b) It will more successfully build on the settlement pattern that has been managed for many years under the Rural Visitor Zone provisions (Policy 3.2.2.1 (b));
  - (c) It will minimise the potential for sporadic and sprawling lifestyle development in the surrounding ONL (Policy 3.2.2.1 (e));
  - (d) It will provide the opportunity for a mix of housing to be provided at Cardrona, including more affordable housing for tourist industry workers (Policy 3.2.2.1 (f));
  - (e) It will minimise the potential for adverse effects on the landscape and visual amenity values and the natural character of the surrounding ONL as it provides the opportunity for more residential housing and visitor accommodation units to be located within the boundaries of the established settlement (Objective 3.2.5 and Policy 3.2.5.1);
  - (f) It will provide greater opportunity for the visitor industry to maintain and enhance facilities at Cardrona to service the major surrounding recreation and tourist attractions (Objective 3.2.6 and Policy 3.3.1); and

(g) It will provide greater opportunity to ensure that urban development is located within the existing urban zoned land at Cardrona (Policy 3.3.15).

82. Overall, consistent with the strategic direction for the District, I consider that allowing for more efficient use of the limited settlement land resource available within the proposed SETZ at Cardona for more intensive activity will more appropriately provide for a managed approach to urban development within this settlement, which better utilises the land resource in an efficient manner, and preserves and enhances the surrounding natural character and amenity values.

### **CONCLUSION**

83. For reasons set out in the foregoing parts of my evidence, it is my opinion that the relief sought by CVL in its submissions should be accepted, as recommended to be varied by my evidence.

**Tim Grace**  
**29 May 2020**

# APPENDIX 1

## Amendments Sought

Insert the following wording in the fifth paragraph in 20.1 – Purpose:

Within the Cardrona Settlement the Commercial Precinct applies to land located around the focal points of the Cardrona Hotel and Cardrona Valley Road **and the intersection of Soho Street and Rivergold Way and provides for a mix of retail, commercial, commercial recreation, community and visitor accommodation activities.** Throughout the balance of the Settlement Zone at Cardrona, the Visitor Accommodation Sub-zone enables the further establishment of visitor accommodation activities **and low to medium intensity residential (such as duplex and terrace housing and small-scale apartments) activities.**

Delete and insert the following wording in paragraph in 20.1 – Purpose:

The Cardrona Village Character Guideline 2012 ~~applies~~ **provides broad design guidance** for all development within the Zone at Cardrona. The guideline identifies the key characteristics that make Cardrona distinctive, and provides guidance on how these characteristics can be incorporated into the design of development. **The Guideline may be reviewed given it was introduced in 2012. However, until such time a review is completed it will continue to apply in terms of section 104 (c) of the RMA.**

Insert the following new objectives and policies in 20.2 – Objectives and Policies:

**20.2.4 Objective – Comprehensive master planned mixed use development is enabled within the Settlement Zone at Cardrona to provide for local and visitor convivence and to support the local economy and tourist attractions, in a way that will maintain the character and amenity of the existing village, and protect the Outstanding Natural Landscape within the wider Cardrona valley from inappropriate development.**

**Policy 20.2.4.1 Provide for a mix of retail, commercial, commercial recreation, community, visitor accommodation and above ground floor level residential activities within the Commercial Precinct of the Cardrona Settlement Zone at a scale and intensity that is commiserate with the character and heritage values within the settlement and the natural and visual values within the surrounding rural landscape.**

**Policy 20.2.4.2 Provide for a mix of visitor accommodation and low to medium density residential (such as duplex and terrace housing and small-scale apartments) activities within the Visitor Accommodation Sub-zone of the Cardrona Settlement Zone at a scale and intensity that is commiserate with the character and heritage**

values within the settlement and the natural and visual values within the surrounding rural landscape.

Insert the following new rule into Table 20.4 – Activities:

20.4.5 (B) Within Commercial Precinct at Cardrona Settlement Zone identified on the Planning Maps: Commercial activities, commercial recreation activities, community activities, visitor accommodation activities and above ground floor level residential activities - P

Insert the following new rule into Table 20.4 – Activities:

20.4.7 (B) Within the Visitor Accommodation Sub-zone at Cardrona Settlement Zone identified on the Planning Maps: Visitor accommodation activities and residential activities - P

Delete the following matter from Rule 20.4.6:

... f. At Cardrona, consistency with the Cardrona Village Character Guideline 2012, to the extent allowed by matters of discretion 20.4.6(a) to (f).

Insert the following new rule into Table 20.4 – Activities:

20.4.6 (B)

Within the Commercial Precinct and / or Visitor Accommodation Sub-zone at Cardona identified on the Planning Maps: Buildings (including ancillary activities) - RD

Discretion is restricted to:

- a. the location, nature and scale of activities within buildings;
- b. design, scale and appearance of buildings;
- c. parking, access and traffic generation;
- d. landscaping;



- e. signage platforms;
- f. noise;
- g. servicing;
- h. hours of operation, including in respect of ancillary activities;
- i. design, scale and appearance of buildings;
- j. location and screening of recycling and waste; and
- k. natural hazards.

Add the following exclusion to Standard 20.5.1:

**Except that this standard shall not apply to residential activities within the Cardrona Settlement Zone where multiple unit residential development is provided for on sites. There shall be no minimum site sizes in the Commercial Precinct or the Visitor Accommodation Sub-zone at Cardrona. Subdivision will be provided around existing buildings or development and / or in accordance with an approved land use consent.**

Insert the following new rule into Table 27.7 – Activities in 27 – Subdivision and Development:

**27.7.10 – Cardrona Settlement Zone**

**Subdivision around existing buildings and development and / or subdivision in accordance with an approved land use consent within the Cardrona Settlement Zone that complies with standard 27.7.10.1 and / or standard 27.10.2 – C**

**27.7.10.1 Prior to subdivision around existing buildings and development occurring, all development must meet one of the following matters:**

**(a) have existing use rights; or**

**(b) comply with the relevant Zone and District Wide rules; or**

**(c) be in accordance with an approved land use resource consent.**

**27.7.10.2 Any subdivision relating to an approved land use consent must comply with that consent, including all conditions and all approved plans.**

Amend Variation to PDP Chapter 27 – Subdivision and Development, Rule 27.6.1 as follows:

27.6.1

Settlement

|  |                     |
|--|---------------------|
| Luggate, Glenorchy, Kinloch, Kingston, <del>Cardrona</del> | 800m <sup>2</sup>   |
| Makarora   | 1,000m <sup>2</sup> |

Amend standard 20.5.7 as follows:

**Minimum boundary setbacks**

20.5.7.1 Road boundary: 4.5m; except:

- a. At Makarora, where the minimum setback of any building from the State Highway shall be 8m.
- b. At Cardrona, ~~where the minimum setback of any building from roads shall be 3m.~~ **where in the Commercial Precinct buildings can be built up to the road boundary, and where in the Visitor Accommodation Sub-zone the minimum setback of any buildings from roads shall be 3m.**

Amend standard 20.5.9 as follows:

Gable roof form and pitch – Glenorchy and Cardrona only

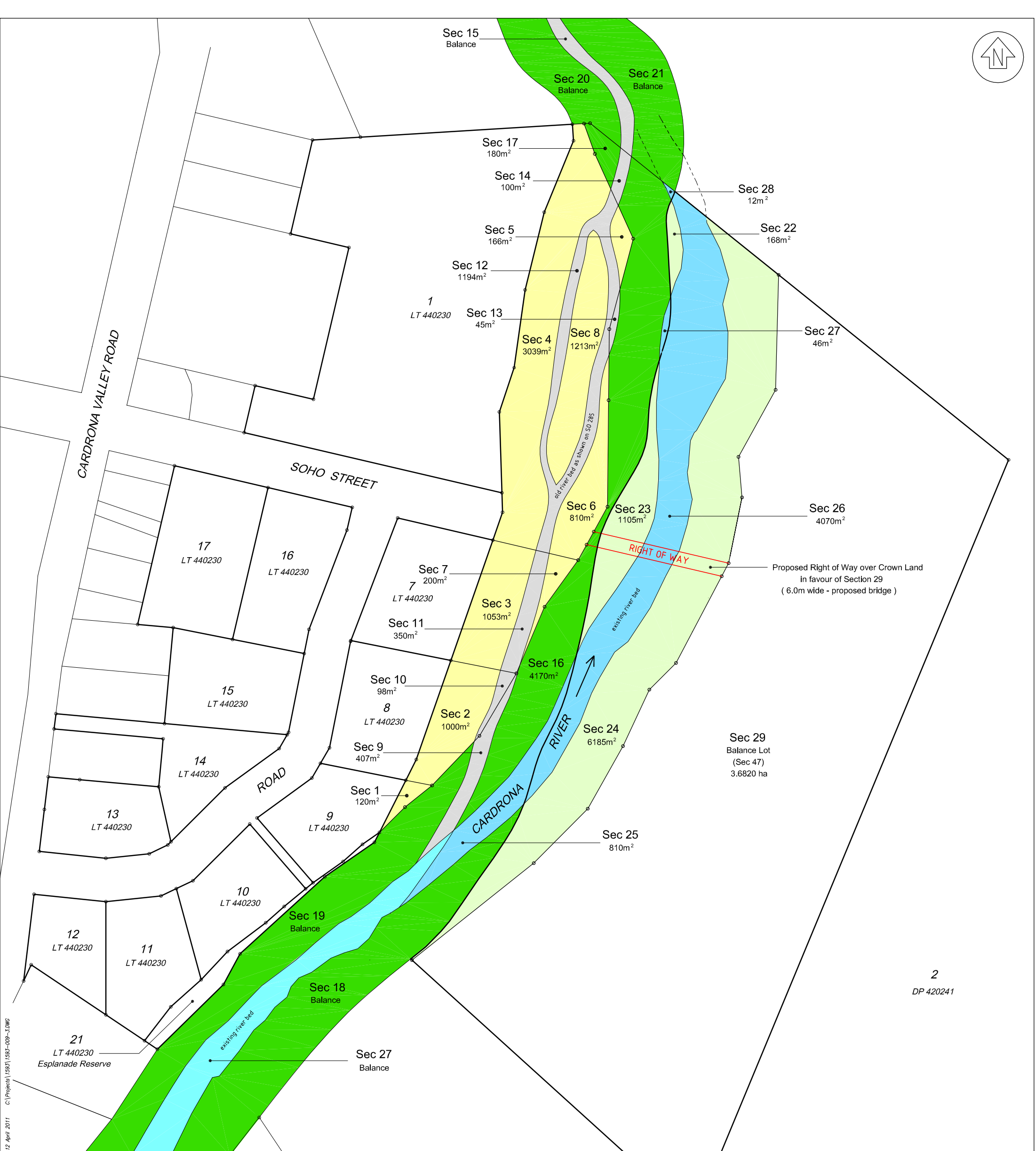
- (i) All buildings **at Glenorchy** shall be designed with a gable roof form with a minimum pitch from the horizontal of 25 degrees.
- (ii) **All buildings within the Visitor Accommodation Sub-zone at Cardrona shall be designed with a gable roof form. The minimum pitch from the horizontal shall generally be 25 degrees but other roof pitches may be considered acceptable and will be assessed through the Restricted Discretionary resource consent process required for buildings.**

Amend Rule 20.6.2 as follows:

The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified:

- a. Buildings located within a Commercial Precinct (Rule 20.4.6) **and the Visitor Sub-zone at Cardrona**
- b. Visitor accommodation **and residential dwellings** located within a Visitor Accommodation Sub-Zone or Commercial Precinct (Rule 20.4.7)
- c. Residential visitor accommodation (Rule 20.5.16)
- d. Homestays (Rule 20.5.17).

# APPENDIX 2



- LEGEND -

- Proposed Land to be Transferred to the Crown (Sections 22, 23 & 24) (7458m<sup>2</sup>)
- Existing River Bed to be Transferred to the Crown (Section 26) (4070m<sup>2</sup>)
- Existing Crown Land to be Transferred to Brooklynne Holdings Ltd (Sections 1, 2, 3, 4, 5, 6, 7 & 8) (7601m<sup>2</sup>)
- Old Cardrona River Bed to be Transferred to Brooklynne Holdings Ltd (Sections 10, 11 & 12) (1642m<sup>2</sup>)
- Existing River Bed located within Existing Crown Land Reserved from Sale Sec 58 Land Act 1948 (Sections 25, 27 & 28) (868m<sup>2</sup>)
- Existing Crown Land Reserved from Sale Sec 58 Land Act 1948 (Sections 16 & 17) (4350m<sup>2</sup>)
- Old Cardrona River Bed to remain in Crown ownership. (Sections 9, 13 & 14) (552m<sup>2</sup>)

Areas and measurements are subject to a LINZ approved Cadastral Survey.

- PROPOSED LAND EXCHANGE -

|   |                       |
|---|-----------------------|
| Crown Transfer to Brooklynne Holdings Ltd<br>Sections 1, 2, 3, 4, 5, 6, 7, 8, 10, 11 & 12 | = 9243m <sup>2</sup>  |
| Brooklynne Holdings Ltd to Transfer to the Crown<br>Sections 22, 23, 24 & 26              | = 11528m <sup>2</sup> |

Title : **Proposed Land Exchange**  
**Lot 2 DP317515 & Section 47,**  
**Bik I Cardrona SD**  
 - Cardrona Valley Road, Cardrona -

Client : **Brooklynne Holdings Ltd**

SCHEME PLAN

Scale : 1:750 (A1) 1:1500 (A3)  
 Date : April 2011

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12 April 2011 C:\Projects\1593\1593-009-3.DWG